113.0	0004	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,500 /	566,500
					USE VALUE:	566,500 /	566,500
					ASSESSED:	566,500 /	566,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
557		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEARIN MARY ELLEN
Owner 2:	
Owner 3:	
Street 1:	557 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRUNACCINI MONICA L -
Owner 2:	-
Street 1:	557 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,968 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3968.000	226,900		339,600	566,500
Total Card	0.091	226,900		339,600	566,500
Total Parcel	0.091	226,900		339,600	566,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.17 | /Parcel: 429.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72316
GIS Ref
GIS Ref
Insp Date 07/18/17

!8786!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,900	0	3,968.	339,600	566,500	566,500	Year End Roll	12/18/2019
2019	101	FV	191,100	0	3,968.	334,700	525,800	525,800	Year End Roll	1/3/2019
2018	101	FV	191,100	0	3,968.	257,100	448,200	448,200	Year End Roll	12/20/2017
2017	101	FV	186,800	0	3,968.	242,600	429,400	429,400	Year End Roll	1/3/2017
2016	101	FV	186,800	0	3,968.	223,200	410,000	410,000	Year End	1/4/2016
2015	101	FV	175,800	0	3,968.	208,600	384,400	384,400	Year End Roll	12/11/2014
2014	101	FV	175,800	0	3,968.	192,100	367,900	367,900	Year End Roll	12/16/2013
2013	101	FV	175,800	0	3,968.	192,100	367,900	367,900		12/13/2012

PRINT

Date	Time
12/10/20	23:19:51

LAST REV

Date	Time
07/18/17	14:54:46
danam	
8786	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNACCINI MONI	45971-428		8/29/2005		423,000	No	No		
JORDAN MARY LOU	1114-65		7/30/1993		154,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2016	942	Redo Kit	49,000		7/8/2016			Remodel kitchen an

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2017	Measured	DGM	D Mann
7/18/2017	Permit Visit	DGM	D Mann
7/18/2017	Left Notice	DGM	D Mann
11/25/2008	Meas/Inspect	163	PATRIOT
11/30/2005	MLS	MM	Mary M
4/5/2000	Inspected	264	PATRIOT
3/29/2000	Missed Appt.	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3968		Sq. Ft.	Site		0	70.	1.22	6			Med. Tr	-10					339,596						339,600	

Total AC/HA: 0.09109 | Total SF/SM: 3968 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 339,596 | Spl Credit | Total: 339,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328847
Depreciation:	101942
Depreciated Total:	226904

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

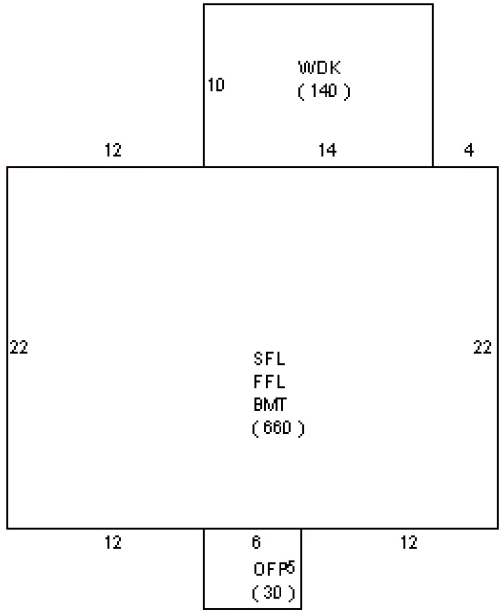
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	105.53
Final Total:	226900	Val/Su SzAd	171.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	52.120	34,398
FFL	First Floor	660	173.730	114,660
SFL	Second Floor	660	173.730	114,660
WDK	Deck	140	13.010	1,821
OFP	Open Porch	30	43.560	1,307

Net Sketched Area:	2,150	Total:	266,846
Size Ad	1320	Gross Are	2150	FinArea	1320
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	